

DEVELOPMENT REVIEW and PERMIT FEES

SUBDIVISION REGULATIONS

Counter Plat review .....	\$10
Summary Plat submission .....	\$58 plus \$8 per lot
Preliminary Plat submission .....	\$86 plus \$14 per lot
Bonded Plat submission .....	\$86 plus \$14 per lot
Final Plat submission .....	\$86 plus \$14 per lot
Revised Plat submission .....	\$69 plus \$14 per additional lot

STORMWATER MANAGEMENT & SEDIMENT CONTROL

Commercial Project Review .....	\$667 plus \$134 per acre (or portion)
Commercial Project Inspections .....	\$1,335 plus \$134 per acre (or portion)
Subdivision Plan Review .....	\$667 plus \$14 per lot
Subdivision Construction Inspections .....	\$1335 plus \$14 per lot
Re-Inspection Fee (Following 2nd Inspection) .....	\$225
Level II Land Disturbance Permit .....	\$325

ZONING ORDINANCE

Zoning Permit: Nonresidential .....	\$80 per acre (or portion)
Sign Permit: Business .....	\$69
Temporary .....	\$143
Advertising (Billboard) .....	\$229
Zoning Buffering Restrictions Consent: Nonresidential .....	\$105
Development Plat .....	\$58
Zoning Variance Request: Nonresidential .....	\$289

LANDSCAPE AND OPEN SPACE ORDINANCE

Landscape Permit: Nonresidential .....	\$80 per acre (or portion)
Residential .....	\$58 per acre (or portion)
Landscape Variance Request .....	\$289

BUILDING CODES ORDINANCE

\*Building permit fees are based on building valuation data as published by the International Codes Council and will be calculated by staff at the time of permit issuance.

Permit refund fee .....	\$7
Building Code Variance Request: Residential .....	\$53
Nonresidential .....	\$105
Compliance Inspection .....	\$29
Relocation Permit .....	\$87
Nonresidential Swimming Pool Permit .....	\$58
Temporary Power Permit .....	\$29
Re-inspections .....	\$0 1st re-inspection, \$29 all others

Current fee schedules are available on the Community Development and Public Works websites. Please check for updates prior to submittal.

CONTACT INFORMATION

Lexington County Administration Building

212 South Lake Drive, Lexington SC 29072

Suite 302

Addressing (Planning/GIS) .....(803) 785-1454

Suite 401

Building Inspections .....	(803) 785-8130
Floodplain Management .....	(803) 785-8121
Landscape and Open Space .....	(803) 785-8121
Subdivision Regulations .....	(803) 785-8121
Zoning .....	(803) 785-8121

Lexington County Fire Services

436 Ball Park Road, Lexington, SC 29072

Fire Marshal .....(803) 785-8145

Lexington County Public Works

440 Ball Park Road, Lexington, SC 29072

Stormwater Management .....	(803) 785-8201
County Right-of-Way Encroachment. ....	(803) 785-8201

SC Department of Health & Environmental Control

Midlands EQC Columbia - State Park Health Center  
8500 Farrow Road, Building 12, Columbia, SC 29203

Well, Septic, Water System & Sewer Permits ....(803) 896-0620

SC Department of Transportation

Lexington Co. R/W Encroachment .....	(803) 359-4103
Richland Co. R/W Encroachment (Chapin) .....	(803) 786-0128

Army Corps of Engineers

Jurisdictional Wetlands .....(803) 253-3444

Please let us know how we may be of assistance in helping  
you through the development permitting process.



UNDERSTANDING THE  
DEVELOPMENT REVIEW  
PROCESS

COUNTY OF LEXINGTON  
COMMUNITY DEVELOPMENT DEPARTMENT  
212 South Lake Drive, Suite 401  
Lexington, SC 29072

Phone: (803) 785-8121  
Fax: (803) 785-5186

www.lex-co.sc.gov

## **INTRODUCTION**

New or expanding development projects within the unincorporated area of Lexington County are subject to County ordinances and regulations that require permits (with fees) from various County departments, State agencies and sometimes even Federal agencies. It is best not to rely on outside sources for information pertaining to these permits and procedures. The following brochure covers areas that you will need to consider when proposing a development project. The brochure provides general information only. Detailed information may be provided by staff during development review meetings or through other correspondence.

### **DEVELOPMENT REVIEW MEETING (DRM)**

**Development review meetings are required for any proposed development within the unincorporated area of the County that exceeds one acre in size, unless otherwise exempt from development review and permitting. DRMs may also be required by appropriate staff for projects that may have potential environmental or social impacts, projects with significant permitting issues, projects with access or traffic concerns, projects on sites that may adversely affect the development of the site, etc. Staff must justify the reason for requesting DRMs in these particular instances. Initial or preliminary plans or designs are not required for DRMs, but are strongly encouraged. Any proposed development submitted before participating in a DRM will not be accepted until a DRM is held for that particular project.**



## **ZONING**

Zoning regulates allowances of land use activities and the various aspects of those activities such as buffering restrictions, performance standards, parking, density, access, and signage. Land use activities, including signage, must be approved and permitted by Zoning.



## **SUBDIVISION**

The Subdivision Regulations address the dividing of a tract or parcel of land into two or more lots for the purpose of sale, lease, or building. Subdivision Regulations provide standards to encourage the best environment for the health, safety, convenience, and prosperity of current and future residents.



## **FLOODPLAIN MANAGEMENT**

In order to participate in the National Flood Insurance Program (NFIP), the County has adopted and implemented a Floodplain Management Ordinance. All structures to be constructed or expanded within a designated floodplain, must meet certain criteria to receive a building permit.



## **LANDSCAPE AND OPEN SPACE**

The Lexington County Landscape and Open Space Ordinance addresses tree protection areas, tree planting requirements, and other landscape requirements for new or expanding developments. The Ordinance also addresses required open space for the development of residential subdivisions.



## **STORMWATER MANAGEMENT**

New developments and redevelopments must be designed for the control and management of stormwater runoff. The Stormwater Ordinance and Land Development Manual contain all of the requirements pertaining to land disturbance. These documents, and other related information, can be viewed online at <http://www.lex-co.sc.gov/departments/DeptIQ/publicworks/Pages/swconst.aspx>.



## **JURISDICTIONAL WETLANDS**

Identification of wetland areas is necessary in order to meet federal requirements. You should contact the Army Corps of Engineers for information pertaining to these requirements.



## **RIGHT-OF-WAY ENCROACHMENT**

All projects proposed within public rights-of-way will require an approved encroachment permit from the agency responsible (i.e. Lexington County Public Works for County maintained roads, and SCDOT for State maintained roads). Additional road upgrades, such as traffic control devices or turn lanes, may be required as part of an encroachment permit.



## **WATER AND SEWER SERVICE**

Water and sewer availability is essential to all new development projects, whether through a new or existing public water and/or sewer service or an individual well and septic tank. The water and/or sewer provider(s) and SCDHEC should be contacted when planning new developments.



## **ADDRESSING**

Street addresses are assigned by the County Planning & GIS Department prior to obtaining a building permit. Proper street addresses are important for not only the normal postal delivery and identification purposes, but most importantly for 911 (emergency services) location.



## **BUILDING SAFETY AND INSPECTIONS**

Lexington County has adopted the International Building Code for the unincorporated area of the County. New construction or changes in the occupancy of a structure must meet applicable building code requirements. In some instances, sealed and signed building plans by a SC licensed architect may be required. Prior to the issuance of a building permit, the proper zoning, landscape, land disturbance, and water and sewer permits must be issued for the project.



## **FIRE CODE**

Lexington County has adopted the International Fire Code for the unincorporated area of the County. The Fire Marshal's office may be contacted to discuss potential fire code requirements.

